

**9.16 Acres/3.7 Hectares
Ranch Gate TOD**

Site 52



9.16 Acres/3.7 Hectares

Equidistant to US Highway 183 & 183-A
(.4 miles/.6 km)

Available Utilities

Greenfield with small ranch house

Leander Smart Code, Planned Unit
Development (PUD) Overlay

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City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

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Site 52

Property				
Total Acreage: 9.16 acres/3.7 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 312, Sec. U	
Location				
City: Leander			County: Williamson	
Address/Directions: 1498 CR 269 (3,000 feet/914 meters east of US 183 and 2,000 feet/610 meters west of 183-A on the north side of re-aligned FM 2243) within the 2,300 acre/931 hectares www.cnu.org , award-winning, Transit Oriented Development (TOD)				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: .4 miles/.6 kilometers			Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay	
Distance to Interstate Highways: 10 miles/16 Km				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 700 x 900 feet/213 x 274 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 2 percent slopes				Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 3,000 feet/914 meters west			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Gateway to Leander's TOD, spring fed Brushy Creek, oak trees, pecan trees and meadows	
Fenced: Yes			Landscaped: Yes	
Located within an Industrial Park: No			Type of Business: Commercial, Office, Industrial, Retail, Residential,	
Deed Restriction(s): Utilize TOD Smart Code			Covenants: Utilize TOD Smart Code	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 4 & 12 inch/10.2 & 30.5 cm on the southeast corner and one-half mile west Pressure: 65 psi/448 kilopascal		Sewer - Size of Nearest Line: 27 inch/68.6 cm through the site
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure approximately .9 miles/1.4 km north and west of the property	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Dan Steakley	Phone: (512) 744-6800, ext. 259 or (512) 422-9345	Facs: (512) 327-3644		Email: dan@stanberry.com or DanSteakley@austin.rr.com Web Site: www.stanberry.com
Sales Price: \$5.50 per square foot			Lease Price: Not Applicable	
Comments: Extensive frontage on "re-aligned" FM 2243, Ranch Gate TOD is the gateway to the www.cnu.org , award-winning TOD. Amenities include the spring-fed brushy creek, huge pecan and oak trees and a beautiful upper meadow for development of a multi-family, hotel, upper-end retail or multi-story office project. The "park-like" setting will define the TOD as a picturesque yet prosperous community for business. Enjoy the hospitality and enrich your Leander experience with a visit to Ranch Gate TOD.				

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